

**Town of Milton
Historic Preservation Meeting
Milton Library, 121 Union Street
Tuesday, February 14, 2012
7:00 p.m.**

**Transcribed by: Helene Rodgville
[Minutes are not verbatim]**

1. Call Meeting to Order – Dennis Hughes: called the meeting to order at 7:00 p.m.
2. Roll Call of Members:

Mike Ostinato	Present
Sally Harkins	Present
Dennis Hughes	Present
Gwen Foehner	Present
Kevin Kelly	Present
3. Corrections/approval of the Agenda
Dennis Hughes: Everybody has a copy in front of them. Does anybody have any additions or corrections to the Agenda? If not, we'll entertain a motion for approval.
Gwen Foehner: I make a motion that we approve the agenda as prepared.
Sally Harkins: Second.
Dennis Hughes: We have a motion made and seconded. Are there any questions on that motion. If not, all in favor say aye. Opposed. Motion carried.
4. Approval of minutes of January 10, 2012
Dennis Hughes: Everybody has a copy of the minutes. If nobody has any corrections, we'll accept a motion for approval of the minutes.
Gwen Foehner: I make a motion to approve the minutes for the January 10, 2012 meeting, as prepared.
Sally Harkins: Second.
Dennis Hughes: We have a motion made and seconded. Are there any questions to the motion? If not, then all in favor say aye. Opposed. Motion is carried.
5. Business
 - a) Discussion and possible vote on the application from James & Barbara Wagner for the installation of an in-ground pool, extension of the existing fence across the rear driveway and paving in the front driveway with grass pavers on the property at 409 Federal Street further identified by Sussex County Tax Map and Parcel #2-35-20.07-43.00
Dennis Hughes: Everybody has the packet. There are three things on here

description: 1) work: install in-ground 40X30' swimming pool, 2) pave front driveway with grass pavers, and, 3) extend fence with gate across the rear driveway.

Barbara Wagner, 409 Federal Street: I would answer any questions. The pool will not be seen from the street. With the extension of the fence across the driveway the side yard will be completely fenced in. The grass pavers will allow us to use the front driveway. The curb in front of our house is no parking, so by having a front driveway cut available, we can increase our ability to park cars.

Dennis Hughes: That's where the existing stone driveway is, right?

Barbara Wagner: There's already a driveway cut, and we'll just extend with grass pavers. So it really won't even make a physical, visible change; because grass will grow up through the pavers.

Kevin Kelly: Mrs. Wagner, is the width of the pavers that you're going to install or that you are requesting to install, will that be the same as the width of the existing driveway?

Barbara Wagner: The pavers... Yes.

Kevin Kelly: I mean the actual area of ground that will be covered; that will be just a direct extension...

Barbara Wagner: Uh-huh.

Gwen Foehner: It says 12 and a half feet by 30' here. Now see this is on the Federal Street side; their present driveway, which is the stone driveway, is on Hazzard Lane, but they were talking about this on Federal Street.

Kevin Kelly: That's part of my question. So the pavers will address the Federal Street.

Barbara Wagner: The Federal Street. Yes.

Gwen Foehner: Yes.

Kevin Kelly: And there is not a driveway there now?

Barbara Wagner: There was a stone driveway which got... It's probably underneath the dirt.

Kevin Kelly: Okay, so there was at one. There was a driveway there.

Barbara Wagner: There was. Right. When we bought the house there was a stone driveway there.

Gwen Foehner: And the curb is cut there.

Kevin Kelly: Okay.

Dennis Hughes: Yeah, there are two curb cuts there, right?

Kevin Kelly: Yup. And then I had a question about the gate. In the extension of the fence that you are planning to install, you're also going to be putting a gate?

Barbara Wagner: Right. So that we could get into the area.

Kevin Kelly: Okay and is that gate opening into the yard or opening out?

Barbara Wagner: I believe it's going to open in, but that's... I'm not sure. Why? Why do you ask?

Kevin Kelly: Is that on the front? Would that be also on the front?

Barbara Wagner: No, that's on the side.

Gwen Foehner: It's right here.

Kevin Kelly: Okay, okay, okay.

Barbara Wagner: No, that's on the Hazzard Lane side. There's already a fence that goes from the side of the house to the property line on Federal Street and there's no gate there.

Kevin Kelly: Okay, thank you.

Sally Harkins: Will there be locks on the gate?

Barbara Wagner: There has to be a lock on the gate.

Sally Harkins: Okay.

Barbara Wagner: I don't think we can get insurance if we don't have locks on the gate.

Sally Harkins: I know, but I wanted to make sure.

Barbara Wagner: Yeah.

Gwen Foehner: Yes and our code regulations require that. It says, "Fences: in-ground swimming pool shall be completely enclosed by a fence of not less than four feet in height." Yours is more. "And said fence will have a gate with a lockable latch to control access to the pool area. Above-ground pools less than 46 inches in height, shall be similarly fenced. Above-ground pools, which are 46 inches or more, shall not require a fence. All access to above-ground pools will be provided with a lockable gate or removable steps. A walk space of at least three feet in which shall be provided between the pool walls and the protective fence." You have ten feet from the pool to the side fence and about twenty-five on the back; it looks like twenty-five feet. One of the other things that are in the requirements for pools, setback is ten feet and that's okay. Drainage: no permit shall be issued for such pool unless the applicant can show typical hose drainage of such pool as adequate makes maximum use of public highways, streets, and area drainage facilities and will not interfere with the property of others." I don't think you show your pumping equipment or decking or anything on here, do you?

Barbara Wagner: No we don't. We just showed the minimum decking. The pumping equipment will be in the corner, the Hazzard Lane corner of the fence. The Bryan Logan Hazzard Lane corner, is where the pumping equipment is going.

Gwen Foehner: Yeah and there aren't any requirements for that, but it does say that you have to show where the proposed drainage is going to be. In other words, the pump that water goes into the pool, water comes out of the pool through the drain and you have to show where it's going to be drained.

Barbara Wagner: I was always thought that we would drain into our driveway, which has been taking the sump pump drainage.

Gwen Foehner: The driveway that you're going to put in on the Federal

Street side?

Barbara Wagner: The gravel driveway on Hazzard Lane.

Dennis Hughes: The existing stone driveway.

Gwen Foehner: Oh the Hazzard Lane driveway?

Dennis Hughes: Yes.

Robin Davis: If I may, Mr. Chairman. The area that Mrs. Foehner is talking about, it says no permit. That will be handled when we issue a building permit for that. I don't know if that's something that the Board has an area to look at.

Dennis Hughes: Okay.

Gwen Foehner: I'm sorry. What?

Robin Davis: The drainage issue will be taking care of with all of the lighting and all of that stuff and will be taken care of during the building permit process.

Dennis Hughes: Okay, so basically what we're trying to say that because of where the pool is going to be, it's not going to change the character of the house or anything; because the public will not see it from the street.

Robin Davis: Correct. I would say the drainage portion is not something that the Historic Preservation takes care of; that will be done at the building permit time when Mr. and Mrs. Wagner come in for the building permit. Craig Mills, the Code Enforcement Officer, before he issues your permit, will ensure that the drainage is taken care of per the Code. That is a good point, though, that the Wagner's are aware of that. I don't know if that's something for the Board.

Gwen Foehner: It's 220.56.

Robin Davis: Because I think that Ordinance is outside of the Historic Preservation section of the ordinance, if I'm correct.

Dennis Hughes: So in other words, if they weren't in the Historic District they could go to apply for the permit.

Robin Davis: If they get approval for the pool, yes.

Dennis Hughes: No, what I'm saying is, if they were not in the Historic District, they would just get a permit to do the pool and that would cover it.

Robin Davis: Correct.

Dennis Hughes: So they're going to have to when they get the permit for the pool, they'll have to meet all the regulations of the swimming pool.

Robin Davis: That's correct. Correct and that is the section that Mrs. Foehner was talking about. Yes that's under the Swimming Pool Ordinance. It's basically not in the Historic Preservation part, but that is a regulation that during the building permit time, that we will check when they get a building permit to ensure all that is taken care of.

Kevin Kelly: And Mr. Chairman, under enforcement in that same section, that's specifically addressed. Code Enforcement Officer shall be the sites within the Historic District and so on and so on and so on; to ensure

permits that have been granted are being adhered to.

Dennis Hughes: Okay.

Sally Harkins: Shall we take these individually as a motion or altogether?

Dennis Hughes: Being they've listed all three, it's up to the...

Robin Davis: You usually have in the past. It's all one application and in the past you've done one, two and three. Since they are different areas; they're not dealing with the house; one's for the pool; one's for the fence and one's the pavers.

Dennis Hughes: Okay. Does anybody else have any other questions of Mrs. Wagner. If not, we'll vote on Item one: install in-ground 14 X 30 feet swimming pool.

Sally Harkins: I make a motion that we approve the installation of the in-ground pool at 409 Federal Street.

Gwen Foehner: Second.

Dennis Hughes: We have a motion made and seconded. Are there any questions? If not, roll call vote:

Mike Ostinato	Approve
Sally Harkins	Approve
Dennis Hughes	Approve
Gwen Foehner	Approve
Kevin Kelly	Approve

Dennis Hughes: Item one is approved.

Dennis Hughes: We're moving over to Item two: pave front driveway with grass pavers. I'll entertain a motion for this.

Gwen Foehner: I make a motion that we approve paving the front driveway, which is the driveway from Federal Street with grass pavers.

Mike Ostinato: Second.

Dennis Hughes: We have a motion made and seconded. Are there any questions? If not, roll call vote:

Mike Ostinato	Approve
Sally Harkins	Approve
Dennis Hughes	Approve
Gwen Foehner	Approve
Kevin Kelly	Approve

Dennis Hughes: Item two is approved.

Dennis Hughes: We're moving over to Item three: extend fence with gate across the rear driveway. I'll entertain a motion for this.

Sally Harkins: I make a motion that we approve to extend the fence with a

gate across the rear driveway at 409 Federal Street.

Gwen Foehner: Second.

Dennis Hughes: We have a motion made and seconded. Are there any questions? If not, roll call vote:

Mike Ostinato	Approve
Sally Harkins	Approve
Dennis Hughes	Approve
Gwen Foehner	Approve
Kevin Kelly	Approve

Dennis Hughes: So all three have been approved Mrs. Wagner and you can contact the Code Enforcer to get your permits.

Barbara Wagner: Thank you very much.

- b) Discussion and possible vote on the application from Colleen Geiter for the removal/replacement of the existing front door and removing a front window to be replaced by a second front door on the house located at 102 Union Street further identified by Sussex County Tax Map and Parcel #2-35-20.07-74.00

Dennis Hughes: Everybody has the packet in front of us. The description of work is new front door and new door in place of window on right hand side of front to meet fire code.

Fred Geiter, 102 Union Street: We've been trying to meet the fire code and this is the only way to meet it, in order for her have her business on that one side of the house. The doors that we want to put it; there's been a slight change with the front main door. It won't have panes on both sides; it will only have a pane on the one side; left to right, probably on the side where the door opens up. The pane above the window will be replaced with a clear window, because that window above there is cracked in three different places and it needs to be replaced. All the moldings, everything will stay the same. The door that we want to put in where the window is, to the right of that door, everything will match the house. It will be the same color, the same style. We're working with Wyoming Millwork, who do the doors wherever; they've been looking at it and coming up with suggestions. You should have copies of the doors. I think the doors are circled, the ones that we've chosen. That's pretty much it. The Fire Marshall and Craig Mills have been working with us a lot to try and figure out a way to do this and this is...

Gwen Foehner: What is the problem with the fire code.

Fred Geiter: The problem is in order for her to hire somebody, which her business has really picked up; and the Fire Marshall is now telling us that we have to meet fire code; which we were under the impression that we had met when we had started renovating the house, because we had

everything approved beforehand; but now they're saying that this needs to be done and this needs to be done; so now we need to back track and see what we can do. It's a fire code issue. We don't want to seal off the business from the house. We want to keep the whole house opened the way it is, because we want to try and keep the house the way it is. So the only way to do that without sealing up a staircase, which we definitely don't want to do, is to put that door in there, so when you walk in, if you come into our house, that will all be the way it is. Because you've seen houses where it just doesn't look good. So this is the only way around that and it's been tough, but...

Gwen Foehner: I still don't understand why you have to add an additional door, where the window is? What does the fire code say? I don't get it.

Fred Geiter: The fire code states that it has to have a separate entrance for the business. Yes. If you have an employee. Yes.

Robin Davis: If you have any employees. As long as she stayed without employees, from what I gather that the fire code says, she's allowed to do it exactly the way she has it. Once you start hiring employees, it must be separated. That's the fire code.

Dennis Hughes: It's actually you're going now from a home operation to a business.

Robin Davis: Correct. You've kind of changed a few things in the Fire Marshall's eyes, I guess.

Fred Geiter: It's only because you're hiring one person and everything changes. I mean nothing inside the house is changing; just that one thing on the outside of the house is going to change and that's it. That's all there is. Like I said, we're working with a contractor and Wyoming Millwork, who do the doors and we're going to do everything to match everything up with the rest of the house, colors, the moldings, everything.

Mike Ostinato: Mr. Geiter, you said on the front door you're only going to have one of the side panes, instead of two.

Fred Geiter: On the main door, yes.

Mike Ostinato: Why?

Fred Geiter: Because it's not... Mike Newcomb, co-owner of Irish Eyes, I think, he came over and measured for us and he said it's not going to be possible to put; it's just not wide enough; because we were actually thinking about putting the same style doors in; the double-doors, but we can't do that.

Mike Ostinato: There's two doors there.

Fred Geiter: Right, but we can't do that, because those doors that are in there now are just so eaten up and shot. We tried to save them and we had a guy, he knows him, Fred; he tried to save them and they're just gone, so we just can't do anything else with it. I apologize if I'm not any clearer.

Kevin Kelly: No, Mr. Geiter. One of the external features of the house and the fact that it is on Union Street, is it's symmetry and what you're

proposing is adding a door which is asymmetrical. Is it entirely impossible that even a narrow light on either side of a door, a standard width door, would be possible?

Fred Geiter: Say that again, I'm sorry.

Kevin Kelly: That the two narrow windows on either side of that door would be possible, which would maintain... One of the conditions we need to consider, it's under "Criteria H and it's Item Number Three, the general compatibility of exterior design, arrangement, texture, and materials proposed to be used with other structures contributing to the established character of the neighborhood in which the property is located."

Fred Geiter: Right, that was my question to Mike Newcome today and he's going to look at it again. It's possible. That's what I want and that's what we're trying for, but, again, it's going to be up to them. They know better than I do. I'm not a construction guy. We just tell him what we want to do and they tell us what's possible. Right now, as it looks, we may not be able to... If putting smaller ones in, I don't see why not; narrower ones. Yeah it definitely would make it a lot better, absolutely. I'll talk to him again about that. Absolutely.

Kevin Kelly: And the issue for that, with that door, is compatibility in the community, especially since this house is a feature of the community and has been for really a long time.

Fred Geiter: No, I understand.

Kevin Kelly: Also, in Category H under Zoning for Criteria, Item 7: Safety is the fire code issue and that's entirely what's driving the desire to replace the other window, with another door.

Fred Geiter: Yes.

Kevin Kelly: And there is no possibility of the installation of a door on the courtyard side?

Fred Geiter: Ah yes, it is possible, but the price it's up there. It's not quite affordable.

Gwen Foehner: Does this door that you want to replace the window with, the small door, does this go directly into the area that the business is, as opposed to the main front door?

Kevin Kelly: Yes, it does.

Fred Geiter: The main front door goes into the hallway.

Gwen Foehner: But what's bothering me a little bit is I know other businesses that are in homes, that have an employee or more than one, who do not have a separate entrance and I'm certainly not about to name them, in case I'm getting them in trouble; that bothers me a bit.

Fred Geiter: That's something I brought up at the Fire Marshall and I never got answers back, but I do know some homes here in Milton that, again I won't name them either, but... I don't know, maybe they're grandfathered or maybe they're not... But I know do have that like the stairs have been separated.

Gwen Foehner: No, the two I'm thinking of are not grandfathered in there.

Fred Geiter: Okay, well I know from what I understand, we looked at every possible way to separate the salon, which is one room, from the rest of the house and the best way is this way, because we don't want to wall off that hallway to keep the rest of the house separate and that will be expensive and will just ruin the inside of the house.

Kevin Kelly: Mr. Geiter, I've been in the home as you fixed it up and it has been done very nicely and I do understand what you're saying. For this particular commission, the interior of your home is not a factor for us to consider.

Fred Geiter: Oh, I understand. No. Great.

Kevin Kelly: But I understand what your concern is. The exterior of the home is and so I would like to address the third area that I have a question about and that is there's a light over the double doors that now exists. Are those paned glass? In other words, are there dividers or are they separate panes or is it a one solid piece of glass?

Fred Geiter: It think it's one solid piece of glass.

Kevin Kelly: I don't remember and I can't tell from the photo. So what you're planning to do with the capital on top, a glass capital will still be there and it will be clearer. It will just be a solid run of glass?

Fred Geiter: Yes.

Kevin Kelly: And that will be the same if, in fact, the door that leads into the business part of the home is also added, it will be a similar pane?

Fred Geiter: Yes.

Gwen Foehner: This looks like sectioned.

Fred Geiter: Yes, we weren't even thinking, but yes, it's definitely going to be a solid piece. It's not going to be sectioned, because that's what is above the front door now and it's what I want to keep. In fact, the piece that's up there now is a frosted; actually I don't even know if it was originally frosted; I think that's actually a lot of paint stains, I think, so but it's going to be a clear piece across the top.

Kevin Kelly: They will be the same?

Fred Geiter: Yes.

Kevin Kelly: And then the detail on the pane, the window panes that are interior of the door; they will be matching? They are in the illustration, I'm just asking is that the intent?

Fred Geiter: Yeah, everything will match. Yeah. The doors that are circled on the photocopy...

Kevin Kelly: You had mentioned that you were not sure that that's exactly what the door's going to look like.

Fred Geiter: Oh, no, these are the doors.

Kevin Kelly: They are.

Gwen Foehner: What is preventing you from putting the entrance door back here? Right here?

Fred Geiter: Cost.

Kevin Kelly: That's what I had asked him. That's in the courtyard.

Dennis Hughes: Is there a window on that side?

Fred Geiter: Yes.

Gwen Foehner: That would then not alter the appearance of the front of the house if you put it around there.

Fred Geiter: Right, but the cost is up there and we're trying to... We don't make a lot of money, so we're just trying to find a way to do this where we can afford it. The house took a lot out of us, you know, renovating it. So this is like the... We've been looking at everything. We don't want to do it, but it's something that we have to do to meet the Code without having to spend a lot of money.

Dennis Hughes: I'm looking right here and maybe you can help me. There's a door going here.

Fred Geiter: Oh yeah, that actually leads into a hallway in the kitchen.

Dennis Hughes: Okay, what I'm trying to say is, if the business is going to be right here, right?

Fred Geiter: Yes.

Dennis Hughes: So if that was a door there; you say that's a hallway...

Fred Geiter: Well there's a door here, and a door here; we already talked to that Fire Marshall; again, this would lead out to this hallway where the foyer is to the stairs and we would have to seal that whole thing up and we don't want to do that.

Gwen Foehner: This is where I was saying, if you put it here, it doesn't destroy the front of the house.

Dennis Hughes: Yeah, yeah, right.

Kevin Kelly: That's what I asked him also.

Dennis Hughes: It would not really change the front where people go by. You would have to go to the side of the real estate, then, right? Because if you were looking at the front of the house, if it was in here...

Gwen Foehner: And in addition, which it's recessed, you wouldn't see it at all if it was right here.

Dennis Hughes: Uh-huh.

Fred Geiter: Believe it or not, this fire code thing, is just for the employee; it's not for customers. This is an entrance for the employee, not customers.

Robin Davis: If I may, Mr. Chairman. You're talking about there's a sidewalk to the north side of the home, going basically into the back side there's 11'9" overhang where that is. There's an area there. If that is the area where the door would go, I would say, by just looking at it quickly, it would not need approval from this board, because it is not seen from the street.

Gwen Foehner: Exactly.

Dennis Hughes: We have in the past, we've had something with doors that we have not approved on an older house because of...

Kevin Kelly: Because of site line from the street.

Dennis Hughes: Yes.

Kevin Kelly: That's the reason for the line of questions.

Fred Geiter: No, I understand. I mean that's why we're coming to you; that was another option, but like I said it's cost; because where that side is on the back, it's up about 5' off the ground; so we would need a whole decking system in the back, as well as a door.

Kevin Kelly: Is that porch and deck on that side of the house, still there?

Fred Geiter: There's nothing there.

Kevin Kelly: There's nothing there now.

Fred Geiter: That's what I'm saying, we would have to spend a lot of money to do that, because the way everything is now, we have our ADA approval for handicapped accessibility on the side there, because we have a little ramp. If you see on the side there, but that in the back there, I would assume, that would be even more money to spend on that also.

Gwen Foehner: Do you recall... This is just a curiosity question, the specific wording in the Fire Code? In other words, is it that there has to be a door going directly into the part of the house that is used for the business. Is that it? It has to go directly into that area?

Fred Geiter: Without sealing off the residence, yes. If we sealed off the rest of the residence like; like in John Pataki's place, his residence is sealed off from the rest of his salon, so that would mean walling off the...

Gwen Foehner: And his front door comes right into his business area. Yes, I was there today. Yes it does.

Fred Geiter: Comes right into it, right. So we would have to do... If you came into our front door, we would have to wall off our stairs and basically seal everything.

Mike Ostinato: Seal that room.

Fred Geiter: I mean that would be really expensive; that would just be...

Dennis Hughes: Well if it's just for the employee and there is an entrance into it from this side door, wouldn't that suffice?

Fred Geiter: No, we already checked with Tim Callahan about that. Again we would have to seal up that hallway all the way down.

Gwen Foehner: Because that side door doesn't go into the part that is used for the business.

Dennis Hughes: But it would if it were 11.9 there; if it went in there; that would go right into the business.

Gwen Foehner: Yes, the 11.9 would do that.

Fred Geiter: We already looked at plans of putting a door on that side, we would actually have to build like; I don't want to say hallway, but that's essentially what it would be; that would go out about, I think, from what I understand, it would have to go out about 6' before a door was put on and then you would have some type of decking. That's like major construction.

Kevin Kelly: Mr. Geiter, I just want to make sure for the record, that you

know the criteria that we're addressing here. It is Part H and it is Criteria and it's Item 3. This is for the members of the commission. This is in the new adopted...

Gwen Foehner: Give me a page number.

Kevin Kelly: It doesn't have a page number. It's in the folded handout.

Dennis Hughes: Near the end, like 4 or 5 pages in.

Gwen Foehner: This one?

Kevin Kelly: It has this crest on the front. There you go. There you go. It's in there and it's Part H Criteria, Item 3 and I'm going to read it: general compatibility of exterior design, arrangement, texture and materials proposed to be used with other structures contributing to the established character of the neighborhood in which the property is located. The second one is under Standard I, which is Standards and it's Item No. 8, Architectural Details: this term applies to such building features as window, door trim styles, cornices, ornamental brackets, porch and entrance balustrades, porch pillars, corner pilasters, gable peak ornamentation, lattice work, traditional paneled and louvered shutters in similar details. The Applicant shall extend the design motif of the existing structure to any addition and in the case of alteration to an existing structure, the architectural details on the exterior shall be preserved. From my judgment, those are the two issues that we're considering here this evening, and so I think that's really what we have to look at here.

Fred Geiter: I have a question. I'm sorry. So what that says, if, hypothetically say it was approved, everything would have to architecturally match the front side of the house. Is that basically what it says, or, am I misunderstanding? I don't know. I'm new at this, so I'm just asking.

Kevin Kelly: It's a fair question. I won't speak for the commission. For me, personally, we apply the Standard, which doesn't vary. It's case by case in terms of what meets that. That's a judgment call. Does that match the community, the neighborhood and the neighboring structures on the street? Does it satisfy your effort to maintain and continue to use and reflect the existing architectural details of the house when you make alteration? So those are the two primary areas, it seems to me, that really are before the commission tonight on your application.

Fred Geiter: Okay.

Dennis Hughes: And with the older houses, if someone has a picture of it, it comes up, it is changed, and that's kind of what we based on the other one that we had a few months ago. It's not that... Ours is kind of hard, because we have to preserve, because if we didn't there's a lot of flexibility, but...

Fred Geiter: Our house is pretty prominent.

Kevin Kelly: It's very prominent and honestly, on a personal note, the difficulty for me in this is you and your family have done such a

wonderful job on this property from a year ago, it is really astonishing.

Fred Geiter: The credit goes to my wife, not me. She did all the work.

Kevin Kelly: The benefit goes to the community.

Fred Geiter: Like I said, this is the last thing that we wanted to do. I've grown up in old homes, so I know, but this, for us, is a necessity for use, or for her, really. I mean. Whatever you guys can do.

Gwen Foehner: Can I go back and ask you a question about the main, the central front door. Now why exactly are you changing that?

Fred Geiter: The main door?

Gwen Foehner: Yeah.

Fred Geiter: It's shot. There's gaps. I mean. You can stand by it and you can feel the wind coming in.

Sally Harkins: It's old.

Fred Geiter: I've tried to insulate it and I've had people look at it and there's just nothing we can do with that door. I'm saving the hinges and the doorknobs though.

Gwen Foehner: But you want to put these glass panels either side of it?

Fred Geiter: Yes.

Dennis Hughes: On the right side, right?

Fred Geiter: Yeah, it will look better on the right, I think.

Dennis Hughes: Just one.

Fred Geiter: If we can only do one. I want to try and get two in there, but if we can't get two in there; I think it would look a lot better if it was on the right side; on the side that the door opens up, I guess, or whatever side you guys like.

Gwen Foehner: So you're not sure whether you're putting a glass panel on one side or one on each side?

Fred Geiter: As it stands right now, it looks like it may be the one side, but I'm trying to see if I can get a thinner piece in there, just to give it that even look.

Dennis Hughes: And when you look at the front door, the white wood on the molding on both sides, and where the two doors; that's where the new door and the one side panel will actually fit in there? You would not actually widen that at all?

Fred Geiter: No, no, it's not being widened.

Dennis Hughes: It's going to fit into that spot.

Fred Geiter: Yes, that outside molding, that stays, as far as I know, that would stay, unless it's rotten and we'll replace it.

Gwen Foehner: Can you replace the doors similar to the ones that are now there, rather than changing this; rather than putting in these side panels and everything?

Fred Geiter: Yeah, I don't see why not. I can ask, excuse me. Like these are a little more similar, even though these don't have a pattern in them, but we would like to have it like a smoked glass anyway for privacy,

anyway, I mean just have a nice little design in there that would match. These doors here, it will depend on how big the opening is. I'm thinking it's going to be more something along this size, which really isn't too far off. These doors really aren't too far off in height of what the actual window sizes are.

Gwen Foehner: And these come in various sizes.

Fred Geiter: Yes, they're different sizes. It's just going to depend on how big that door is and it's going to be one door. Sorry if I put everybody into a conundrum this evening. I'm sorry.

Gwen Foehner: This looks so easy. Just to start the discussion, my feeling would be to go with replacing the door with, as on this page, where it's the smooth star door selected to replace it with a single door with no glass panels on either side, because there are none there now and to replace the glass above it with a single pane, not sections.

Fred Geiter: This might help you with an actual color, so it looks better than black and white.

Gwen Foehner: That looks almost exactly like the back door to my house.

Fred Geiter: We'll get that then.

Kevin Kelly: It's not visible from the street.

Fred Geiter: Yes, I know.

Kevin Kelly: Do you know off the top of your head the width of the door opening?

Fred Geiter: The opening is 54" or 60". I want to say between 54" and 60"; he told me today and...

Kevin Kelly: And you've done the math on all these window widths that come from this company?

Fred Geiter: John, I can't remember his last name. My wife met him at Barbara's party. He's the one taking care of this. He's got all the measurements, everything down.

Dennis Hughes: Most of those doors seem wide enough. If you use two, they could probably cut them a little bit, to get... But as Gwen said, if you put the plain glass back and you put two doors, that's not really going to change that at all, except you're going to have the frosted glass; I mean you're still going to have the two doors.

Gwen Foehner: Yes, use two of the smaller doors that are like three...

Fred Geiter: Two of the smaller doors and have a single pane on top and have two doors, like it is right now.

Gwen Foehner: Yes, yes. Well the glass might be a little different.

Kevin Kelly: And the frosted glass is a fair accommodation for privacy.

Fred Geiter: Do you guys want to see the actual, if it helps?

Sally Harkins: _____ looks good.

Dennis Hughes: Are these doors?

Gwen Foehner: Yeah, so you can get them in there, you can get them in a width, like two of these.

Dennis Hughes: 30", yes. Then just use regular. Don't put a solid pane, because you're going to have the two doors. If you look at it and see two doors and you look at the picture, you're still going to

Mike Ostinato: That would be better than one, anyway.

Dennis Hughes: Yeah, I think.

Robin Davis: Mr. Chairman, if I may, I have a question for the applicant. Mr. Geiter, the second door; I'm going to skip to the second door for a second; talking about this discussion and maybe moving to a different size and cost and things; maybe you won't be able to answer this. Is the option of an employee coming up next week, next month, do you think?

Fred Geiter: She had to let go of somebody because the Fire Marshall came in. She had somebody. We weren't even aware and didn't even have the poor girl in for three weeks and we had to let her go.

Robin Davis: I didn't know if it was maybe something that you can take some of this information and let it sink in and maybe try to come up with a new...

Fred Geiter: I've tried to angle everything, trust me.

Robin Davis: I understand.

Fred Geiter: Yeah, we looked at putting double-doors in the front door again and from what everybody's told us, it's just not energy efficient either, because they just don't seal as well as a single, large door; that's one of the things too.

Kevin Kelly: I've had a house with double-doors, too.

Fred Geiter: \$400 bills every month is a lot. I need to do something.

Gwen Foehner: Well, if you're using the two doors, is there one of them I presume would be stationary?

Fred Geiter: Yes.

Gwen Foehner: Ya, so just the one would open, so it wouldn't be that different from any single door.

Dennis Hughes: With that door, it would just be like extending it with the stationary door.

Robin Davis: You would have the look of a double-door, but only one.

Dennis Hughes: Yea, you would have the look of a double-door.

Gwen Foehner: It would look like a double-door, but one would be stationary.

Kevin Kelly: But the one door would be false.

Gwen Foehner: That could be sealed so you only have one entry door and you wouldn't have that much difference in leakage.

Fred Geiter: Sure.

Gwen Foehner: Which leaves us with the problem of the other door.

Sally Harkins: So can we go with the first, do the thing...

Kevin Kelly: Mr. Chairman I think Mr. Geiter has an application before us and I think we actually have to act on the application that we have, not an application that... We're talking about some suggestions to the property

owner of things that might fall for some of us more closely within the guidelines, but that doesn't change his application. His application still is as we adopted it when we adopted the agenda for the night, so I don't know what kind of flexibility we have there. Mr. Davis can you help us with that?

Robin Davis: I would say these are divided into two items on the agenda. The one would be the existing front door, which would be one thing that the Board could bring up; the second would be, would you make a motion, for or against, replacing the window with a new front door?

Gwen Foehner: So we can do it separately?

Robin Davis: I would say you can do it separately since it's the same as we've always done in the past.

Kevin Kelly: I agree with that. I don't see any problem with that; but what I really was addressing is that isn't what the applicant has requested. He has requested on replacing the door, he is requesting to change that door from a double-door to a single-door and he is requesting to be able to put a single window, I think from the street side to the right, for additional light in that front door. I believe that's what his application states. Am I correct?

Robin Davis: Well the actual wording on it says "new front door".

Kevin Kelly: Oh. You're right.

Robin Davis: And that's how it is for the removal and replacement of existing front door.

Dennis Hughes: So if we go with a new front door as a replacement, it would be the double-door.

Robin Davis: You can decide yes, no, how, if you can't come to terms, then it would be a motion to deny the new front door; but if you can come to terms on the look of the new front door, I would say you would then make a motion to approve the new front door with the X look, as agreed upon.

Kevin Kelly: Well Mr. Geiter, where are you on this?

Fred Geiter: Well, I don't know. Like I said I'm new at this kind of stuff, so I'm just feeling as I go. I know with the door that we have in mind for the front main door, the pictures of that particular door is the one that we're going for. Whether or not it has two panes on either side, or one; either way, if it could be approved for one, if we could stick two in there, we will to give it a more even look and that's it and the pane of glass across the top. I do not believe we're going for any type of double-door in that front, because it just wouldn't... There's just no point to it. I mean...

Robin Davis: Then I would say that the motion would be to approve or disapprove the new front door with the stipulation of what Mr. Geiter had said, that either one single door with two panels or one panel. That would be your motion, whether it would be to make a motion to approve the new door, removing the existing door and replacing it with a single-door with two panels, one on each side; or a single-door with a panel on one side or the other. So the motion would be either to approve or disapprove, if there

is no other option for the double-doors.

Sally Harkins: You're putting the window panels in because the pull in the space; because you're putting the single-door in?

Fred Geiter: Yeah, I don't think we can get a door that's 60" wide. Like I said, though, if it's possible to put in two panes on either side, we will do that. If not, then it would just be the one and I believe the one would go on the opening side. I think it would look better if it's on an opening side. Would that be normal?

Kevin Kelly: As we're standing on Union Street, looking at the house, it would be the one on our right.

Fred Geiter: On the right side, yes.

Kevin Kelly: Which is where the window panel would be.

Fred Geiter: Okay, then that's where it would go.

Gwen Foehner: It totally changes the look of the house and...

Fred Geiter: So it would have to be the double?

Sally Harkins: If you didn't put the pane in, can you put two doors in? Two small doors like you have now.

Dennis Hughes: Even if one was stationary.

Gwen Foehner: He doesn't want to.

Sally Harkins: Oh he doesn't. You don't want to.

Dennis Hughes: If they were stationary that's going to be pretty well sealed and you're basically going to have one door anyway.

Gwen Foehner: Exactly and then it will look as it does now.

Dennis Hughes: Yeah and then because I think if we put one pane, one door, with one side, that's really going to change it and if we got the two-door look, I think that's going to... And like I say, these are decisions that are based on other ones, because of the criteria we're bound to.

Kevin Kelly: Because we're bound by the ordinances.

Fred Geiter: No, I understand. No, I understand. What if the... That would make it look uneven too. I was thinking where the one pane would be on the right side, if that would actually be a door, but then it wouldn't be centered. Oh, never mind.

Kevin Kelly: Alright, having the one door with that side panel changes the whole look of the house, looking at the house the way it is now. If you have a stationary door and a door that opens, at least it keeps the integrity of what it looks like now.

Fred Geiter: No, I understand.

Dennis Hughes: And you only have one door.

Kevin Kelly: Mr. Geiter, the only and I know you're aware of this, because you've done so much of this work, when you do that, just a caution, because I've had double-doors in homes and we attempted to make some changes, you sometimes end up with a door that is narrower than what you need as your main entrance to your home in order to accommodate a fixed door and an opening door.

Fred Geiter: Right, so you're saying don't have it fixed.

Kevin Kelly: Well I'm just saying... No, I'm not advising that. I'm simply saying I'm speaking from experience.

Fred Geiter: I understand. I think if I were to do that, it definitely would not be a fixed door, in case I need to move another piano into the house.

Kevin Kelly: Like the sofa that you want to move.

Dennis Hughes: And some of them, even though they're not fixed, you could hold them at the top and I think you could get a good seal and basically you would... Because like you said, I know my front door is 60" wide and it's good; I have the two panes, but, if I had a smaller door the piano and the other stuff would not go in the house.

Fred Geiter: This front door will be a large door. I think it would actually be wider than a handicapped accessible door, but the problem with that is, from what Mike Newcome was telling me; I think I'm saying his name right; I think he said because of the size of the door, that's where you get into a sticky wicket with the side panes.

Kevin Kelly: The side windows.

Gwen Foehner: My feeling is from listening to everybody up here, that if you want this approved, you're going to have to go with a door that looks like the door you have now and is similar and if you want us to consider that, we'll consider it; but...

Fred Geiter: Are you saying approval for the whole thing or just that particular part?

Gwen Foehner: We're only talking about the main door.

Kevin Kelly: Just the main door.

Fred Geiter: I just wanted to make sure, because I was going to say I'll go put it in right now.

Gwen Foehner: Then we'll talk about the other.

Fred Geiter: Alright. Are we pressed for time? Because I could make a quick phone call and I can nip this in the bud right now, if that's okay? I apologize.

Kevin Kelly: Mr. Chairman?

Dennis Hughes: It's up to Robin really.

Robin Davis: That's fine. We're here all the time.

Dennis Hughes: We're okay.

Fred Geiter: She's not feeling well, she's sick; I just want to call her and...

Dennis Hughes: We don't have to be out at a certain time.

Robin Davis: No, I've got a key.

Fred Geiter: I just want to ask her if she would go with the double-door instead of the single. If she says yes, then we'll go ahead and do that.

Dennis Hughes: No pane. Okay. Okay.

Fred Geiter: I apologize everybody. Like I said this is a...

Gwen Foehner: It's your fault for having such a conspicuous house.

Fred Geiter: Yeah, I know.

Gwen Foehner: Everybody...

Fred Geiter: It's our sandwich, we're eating it.

Gwen Foehner: Yeah.

Fred Geiter: (Speaking to Mrs. Geiter on the phone.) Hey, Hon, hey listen, right now we're on approval for the front main door. Okay? I said right now we're on approval for the front main door. Okay? I know, we haven't got there yet. I'm listening. If we want that front main door, it's got to be a double-door, it can't be a single or it's not going to get approved.

Gwen Foehner: And no side panels.

Fred Geiter: And no side panels.

Gwen Foehner: It has to look like it does now.

Fred Geiter: They want it to look like it does now. Do you have a problem with that? Okay but that... Right. But we can get approved for it, that's what I'm saying. Okay. Okay. Good. Now we're on to the second issue. We're good. (Mr. Geiter hung up the phone.)

Dennis Hughes: On the first part, we made a motion that we approved the removal and replacement of the new front door; but it has to be the same two doors and the glass at the top as shown in the architectural drawing.

Robin Davis: Yes, you can make a motion for the approval of the replacement of the existing front door, with the stipulation that it would match the look of the current configuration with the two double-doors and the pane across the top, a solid pane across the top.

Kevin Kelly: Mr. Chairman, I move that we approve the application to replace the front door at 102 Union Street with a double-door similar in appearance with a solid glass window above the door; also, similar in appearance to that which exists now.

Mike Ostinato: Second.

Dennis Hughes: Okay, we have a motion made and seconded. Does anybody have any questions on this motion? If not, we'll vote in a roll call vote:

Mike Ostinato	Approve
Sally Harkins	Approve
Dennis Hughes	Approve
Gwen Foehner	Approve
Kevin Kelly	Approve

Dennis Hughes: So the first part of your application for replacing the front door is approved as part of the motion and now we'll move into the second part, which is the other door.

Kevin Kelly: Mr. Chairman, we've had a lot of discussion here on the subject of the second door in the location for the Standards and under Criteria. I don't see how we are consistent with Code and I would not be in favor of granting that part of the application.

Gwen Foehner: And I don't see how we can, because we've had similar requests and turned them down for other people and we can't make an exception. In addition to which, it would just totally change the appearance of the front of this beautiful house and we're sorry, because I do understand that it's going to cost you more money to do it another way and we all sympathize with that, but we're kind of in the same boat.

Fred Geiter: I understand. That's why I'm here. I understand and that's fine.

Dennis Hughes: That's the precedent that we've set and we have to maintain that. If we vote on this, then he can come back with a different plan for this, is that how this would work?

Robin Davis: Correct. If he comes up with a different location. Again, if there is any way to put it around the back side of that bump out, it doesn't have to come before the Board, because it's not seen from the street.

Gwen Foehner: Yeah, if you can do it on that 11'9" section there, then you don't have to come back to us.

Robin Davis: You just have to get a Building Permit; just go through Craig Mills, but you wouldn't have to come to the Board, because it's not seen.

Gwen Foehner: Right. So I'll make a motion that we have to deny Mr. Geiter's application for replacing the window on the right side of the front door, replacing that with a door is disapproved.

Robin Davis: As the application has been submitted.

Sally Harkins: Second.

Dennis Hughes: We have a motion moved and seconded that we would disapprove the replacement of the front window on the right side of the door as an entrance. Are there any questions on that motion?

Kevin Kelly: Mr. Chairman, this would mean that an affirmative vote, voting yes, means that you are voting to disapprove.

Dennis Hughes: Yes. Her motion was to disapprove.

Gwen Foehner: Yes.

Robin Davis: Mr. Chairman, if you could too, could you just state the reasoning why, instead of just having a yes or no vote. Just state a reason why you're voting the way you are.

Dennis Hughes: Yes.

Mike Ostinato

Yes on the disapproval. It changes the whole appearance of this historic house.

Sally Harkins

Yes, also the same reason. It changes the structure of the home and according to our by-laws, we cannot approve it.

Dennis Hughes

Yes and Section H, the Criteria and our Standards, both state and as we've

Gwen Foehner

done in the past, that's why I vote yes to deny the change.

Yes for reasons that I have previously stated.

Kevin Kelly

Yes for reasons I have previously stated, Part H, Item 3, Criteria, compatibility with the neighborhood and Item 8, Architectural Details shall be preserved.

Dennis Hughes: The motion is passed, so under your application, you can replace the front door with double-doors and similar in the same glass and the other door for the window, you can replace the window with the door to the right of the front door, is denied and like we say, if you can come around to that side, you can just get a permit and go ahead. You don't have to come before us, because when you're looking at the front of the house it will not make a change. These are decisions we have to make, but we have to be consistent. Thank you very much.

Fred Geiter: I know what you're saying and I understand.

6. Adjournment

Dennis Hughes: If nobody has anything else, we're open for adjournment.

Gwen Foehner: I make a motion to adjourn at 8:00 p.m.

Sally Harkins: Second.

Dennis Hughes: We have a motion made and seconded to adjourn. It appears there are now questions on this motion. By voice vote, all in favor say aye. Opposed. We are so adjourned.